



## ***Agenda – City Planning Commission***

1,893rd Meeting

**9:00 a.m. August 4, 2005**

COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Maloney, Norton,  
Singletary, Sebelia

**PLEASE NOTE:** The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Division for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

### **THE FOLLOWING BUSINESS TO BE CONDUCTED**

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Division unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P05-0663:** Proposal by Stephen Whyld on behalf of UDO Real Estate, Ltd. for a one-year retroactive time extension of Design Review Case P04-0416, the plot plan and building elevation review of a proposal to remodel an existing commercial shopping center on approximately 12 acres developed with four commercial buildings and related parking at 10411-10491 Magnolia Avenue, situated on the northwesterly side of Magnolia Avenue, southwesterly of Tyler Street, in the C-2 Restricted Commercial Zone.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

2. **PLANNING CASE P03-1228 (Continued from June 9, 2005):** Proposal of the City of Riverside Planning Department to record of Notice of Violation of the City's Subdivision Map Act (Title 18) and the State Subdivision Map Act (Section 66499.36) regarding the illegal subdivision of property located at 2265 and 2295 Mt. Vernon Avenue. The subject properties are approximately 1.13 and 2.01 acres in size, respectively, owned by Frank and Patricia Schippell and designated by Assessor Parcel Numbers 257-090-009 and 257-090-011.
3. **PLANNING CASE P04-0950 (Continued from July 21, 2005):** Proposal by EMS Real Estate for the Design Review of the plot plan and building elevations for a proposed senior citizens housing project consisting of 224 one and two-bedroom independent senior apartment units on approximately 10.7 acres developed with two single family residences situated southerly of Colorado Avenue, westerly of Snowberry Avenue and Adams Elementary School and northerly of Raintree Avenue, in the R-1-65 - Single Family Residential Zone.

D. **PUBLIC HEARINGS** - 9:00 a.m.

4. **PLANNING CASE P05-0335 (Continued from June 9, 2005):** Proposed Tract Map 32540 by Sierra Company to subdivide approximately 24.17 acres of vacant land into 8 lots for the future development of single family residences, situated on the southwesterly side of the future extension of Lookout Terrace, northeasterly of Arlington Avenue in the RC- Residential Conservation and R-1-80- Single Family Residential Zones. *(The applicant requests continuance to August 18, 2005 and staff concurs.)*
- 5a. **PLANNING CASE P04-1617 (Continued from July 21, 2005):** Proposed Tract Map 33028 by Adkan Engineers, on behalf of Pulte Homes, to subdivide approximately 35 vacant acres into a 62-lot single family planned residential development with common open space, situated on the southerly side of Bradley Street and westerly of Harbart Street in the R-1-130 B Single Family Residential Zone. *(This case is to be heard concurrently with Planning Cases P04-1618 and P05-0051.) (The applicant requests continuance to August 18, 2005 and staff concurs.)*
- 5b. **PLANNING CASE P04-1618 (Continued from July 21, 2005):** Proposed Planned Residential Development by Adkan Engineers, on behalf of Pulte Homes, to establish a 62-lot single family planned residential development with common open space on

approximately 35 vacant acres, situated on the southerly side of Bradley Street and westerly of Harbart Street in the R-1-130 B Single Family Residential Zone. *(This case is to be heard concurrently with Planning Cases P04-1617 and P05-0051.) (The applicant requests continuance to August 18, 2005 and staff concurs.)*

- 5c. **PLANNING CASE P05-0051 (Continued from July 21, 2005):** Proposed Design Review by Adkan Engineers, on behalf of Pulte Homes, for a plot plan and building elevations for a 62-lot single family planned residential development with common open space on approximately 35 vacant acres, situated on the southerly side of Bradley Street and westerly of Harbart Street in the R-1-130 B Single Family Residential Zone. *(This case is to be heard concurrently with Planning Cases P04-1617 and P04-1618.) (The applicant requests continuance to August 18, 2005 and staff concurs.)*
6. **PLANNING CASE P05-0157 (Continued from July 21, 2005):** Proposed Tract Map 33355 by Lookout Terrace Associates, LLC to subdivide approximately 3.53 acres of vacant land into 8 lots for the future development of single family residences, situated on the northeasterly side of the future extension of Lookout Terrace, westerly of Western Avenue, in the R-1-80- Single Family Residential Zone. *(The applicant requests continuance to August 18, 2005 and staff concurs.)*
7. **PLANNING CASE P05-0443 (Continued from July 21, 2005):** Proposal by Martha Diaz to change the street name for a portion of Peters Street between Madison Street and Villegas Park to Ismael Villegas Street.
8. **PLANNING CASE P04-1616 (Continued from July 21, 2005):** Proposed Tract Map 33029 by Adkan Engineers, on behalf of Pulte Homes, to subdivide approximately 108.4 vacant acres into 89 single family residential lots, situated on the northerly side of Bradley Street and westerly of Harbart Street in the R-1-130 B Single Family Residential Zone and RC B Residential Conservation Zone.
9. **PLANNING CASE P05-0748:** NOTICE OF PROPOSED AMENDMENT TO TITLE 19 OF CITY CODE (ZONING). Proposal of the City of Riverside to amend the Zoning Code (Title 19 of the Municipal Code) to authorize the City Manager or designee to initiate planning cases on non-city owned property.
10. **PLANNING CASE P05-0749:** NOTICE OF PROPOSED AMENDMENT TO TITLE 19 OF CITY CODE (ZONING). Proposal of the City of Riverside to amend the Zoning Code (Title 19 of the Municipal Code) to streamline the review process for City projects to allow for either administrative review or direct review by the City Council.

E. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

11. Report from the City Planning Commission representative to the City Land Use Committee.
12. Recent City Council actions of interest to the City Planning Commission.
13. Briefing on upcoming agenda items.

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

- G. **MINUTES** The minutes of March 17, 2005, April 7, 2005, and April 21, 2005 to be presented for approval.

H. **PUBLIC HEARING - 6:00 p.m.**

14. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

- I. **ADJOURNMENT** Adjournment to the August 18, 2005 meeting at 9:00 p.m. in the Art Pick Council Chambers.